

September 10, 2015

## Planning Commission Meeting

- Public Hearing, 7:00 p.m. - 4233 Lambert Rd, Conditional use
- Public Hearing, 7:15 p.m. - 4481 Golfway Rd, Conditional use
- 14141 Cedar Rd, Lot split/consolidation
- Public Hearing, 7:30 p.m. - 393-401 S Green Rd, 381 S Green Rd, Conditional use application

Acting Chairman Neil Weeks called the meeting to order at 7:00 p.m. in the Community Room at South Euclid City Hall. Members present: Dan Ivins and Earl Stovall. Absent: Chairman Jason Russell. Also present: Paul Kowalczyk, Building Commissioner.

7:00 p.m. Public Hearing - 4233 Lambert Rd, Conditional use - Applicant Laurel Tree, owner of the property, was present. Mr. Kowalczyk stated that Laurel Tree submitted an application that proposes to the keeping of chickens in the rear yard area of her property. 40 notices were sent to neighboring properties. The notice was published in the September 3rd & September 10th editions of the Sun Newspapers. The city received no responses to the notices. Ms. Tree plans to have two chickens starting in the spring of 2016. The plan for the 14.2 square ft chicken coop and outdoor run shows compliance with the requirements for size and distance from property lines and dwelling structures. After some discussion among the commissioners and the applicant and no questions or comments from the public, Acting Chairman Weeks made a motion to close the public hearing. Seconded by Mr. Ivins. All ayes. Motion approved. (3-0-0) Mr. Weeks made a motion to recommend approval of the conditional use application. Seconded by Mr. Stovall. All ayes. Motion approved. (3-0-0)

7:15 p.m. Public Hearing - 4481 Golfway Rd, Conditional use - Jeff Henderson authorized agent for Dale Guidroz, owner of the property, was present. Mr. Kowalczyk stated that Mr. Henderson submitted an application that proposes to the keeping of chickens in the rear yard area of the property. 12 notices were sent to neighboring properties. The notice was published in the September 3rd & September 10th editions of the Sun Newspaper. The city received no responses to the notices. Mr. Henderson stated that he already has 2 chickens. The plan for the 56 square ft chicken coop and outdoor run shows compliance with the requirements for size and distance from property lines and dwelling structures. After some discussion among the commissioners and the applicant and no questions or comments from the public, Acting Chairman Weeks made a motion to close the public hearing. Seconded by Mr. Ivins. All ayes. Motion approved. (3-0-0) Mr. Weeks made a motion to recommend approval of the conditional use application. Seconded by Mr. Ivins. All ayes. Motion approved. (3-0-0)

14141 Cedar Rd, Lot split/consolidation - Mr. Kowalczyk stated that at the last meeting the site for the proposed dental office was approved and now the lot split/consolidation is presented. Mr. Kowalczyk indicated on the map the two parcels and explained the process for a lot split/lot consolidation. Parcel "B" is where the dental office will be located and the adjacent parcel, is Parcel "A". After some discussion, Acting Chairman Weeks made a motion to approve the lot split and consolidation contingent on the approval of the city engineer. Seconded by Mr. Ivins. All ayes. Motion approved. (3-0-0)

7:30 pm. Public Hearing - 393-401 South Green Rd, 381 South Green Rd, Conditional Use for Daycare - Althea Cavor, authorized representative for Gent Machine Company, owner of the Glengate Shopping Center, was present. Mr. Kowalczyk stated that the existing daycare plans to expand her space to an adjacent tenant space and she plans to acquire another commercial tenant space a couple spaces down. Conditional use approval is needed by Planning Commission and then City Council before she can proceed. 10 notices were sent to neighboring properties. The notice of the Public Hearing was published in the September 3rd & 10th editions of the Sun Newspapers. The city has not received any responses to the notices that were sent out. Ms. Cavor has a daycare business in Cleveland Heights however the building is going to be torn down so she needs to relocate and expand. Ms. Cavor wants to enlarge an

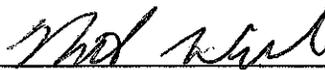
area for the infants and toddlers which would allow her to expand the numbers since she is not at capacity. She also plans to expand to 40 for the school-age children. The hours of operation for the daycare are

Page 2

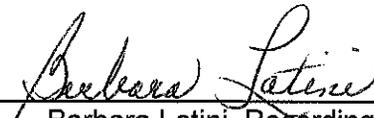
Continued, Planning Commission Minutes, September 10, 2015

from 6:00 am to 7 pm. A bar is located adjacent to the daycare at the Glengate Shopping Center. Ms. Cavor stated that she thinks the bar opens after the daycare closes. The report from the fire department lists some issues that need to be addressed. Mr. Kowalczyk indicated that a certificate of occupancy can be issued only after all inspections have been completed and passed. Acting Chairman Weeks made a motion to close the public hearing. Seconded by Mr. Ivins. All ayes. Motion approved. (3-0-0) Acting Chairman Weeks made a motion to recommend approval of the conditional use. Seconded by Mr. Stovall. All ayes. Motion approved. (3-0-0)

Mr. Ivins made a motion to adjourn. Seconded by Mr. Stovall. All ayes. (3-0-0) Meeting adjourned at 7:45 p.m.

  
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Acting Chairman Neil Weeks

8/22/15  
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Date

  
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Barbara Latini, Recording Secretary